



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Stanley Bielski
DOCKET NO.: 21-49025.001-R-1
PARCEL NO.: 19-15-306-047-0000

The parties of record before the Property Tax Appeal Board are Stanley Bielski, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **no change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$3,780
IMPR.: \$28,951
TOTAL: \$32,731

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 2-story multi-family building of masonry exterior construction with 2,466 square feet of building area. The building is 54 years old. Features of the building include an unfinished full basement and a 2-car garage. The property has a 3,780 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on seven comparable properties located within the same neighborhood code as the subject. The appellant listed the same property as both comparable #7 and comparable #8. The comparables are improved with class 2-11 buildings of wood, masonry or wood and masonry exterior construction ranging in size from 1,950 to 2,881 square feet of building area. The buildings

range in age from 53 to 124 years old. Six comparables have full or partial basements, four of which have formal recreation rooms or apartments, and one comparable has a slab foundation. One comparable has central air conditioning and six comparables have either a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$15,220 to \$27,220 or from \$6.45 to \$10.93 per square foot of building area. Based on this evidence the appellant requested that the subject's improvement assessment be reduced to \$21,821 or \$8.85 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal." The subject has a total assessment of \$32,731. The subject property has an improvement assessment of \$28,951 or \$11.74 per square foot of building area.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties that are located within the same neighborhood code as the subject. The comparables are improved with class 2-11 buildings of frame or masonry exterior construction ranging in size from 2,496 to 2,544 square feet of building area. The buildings range in age from 48 to 56 years old. Two comparables have full basements, one of which has a formal recreation room, and two comparables have slab foundations. Three comparables have either a 1-car or a 2-car garage. The comparables have improvement assessments of \$31,215 or \$31,220 or from \$12.27 to \$12.51 per square foot of building area. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3, as well as the board of review's comparables #2 and #3. These comparables are similar to the subject in location, building classification, age, size and most features. The best comparables had improvement assessments that ranged from \$27,220 to \$31,220 or from \$10.00 to \$12.34 per square foot of building area. The subject's improvement assessment of \$28,951 or \$11.74 per square foot of building area falls within the range established by the best comparables in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. The Board gave less weight to the parties' remaining comparables, due to their differences in age, size or their lack of a basement foundation when compared to the subject. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: _____

February 18, 2025



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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